

FOR LEASE

TIMES SQUARE SHOPPING CENTER | STERLING HEIGHTS, MICHIGAN



LANCE NUMAN
ASSOCIATE

lnuman@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com


6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	4115-4191 15 Mile Road
City/Township	Sterling Heights
Shopping Center Size	29,654 SF
Space Available	1,200 SF
Minimum Available	1,200 SF
Maximum Available	1,200 SF
Asking Rental Rate	Contact Broker
Parking	110 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 281,522 PEOPLE	 MEDIAN AGE 41.6 YEARS OLD
 HOUSEHOLDS 110,206	 CONSUMER SPENDING \$3.5 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$92,118/ANNUALLY	 DAYTIME POPULATION 177,243 PEOPLE

JOIN



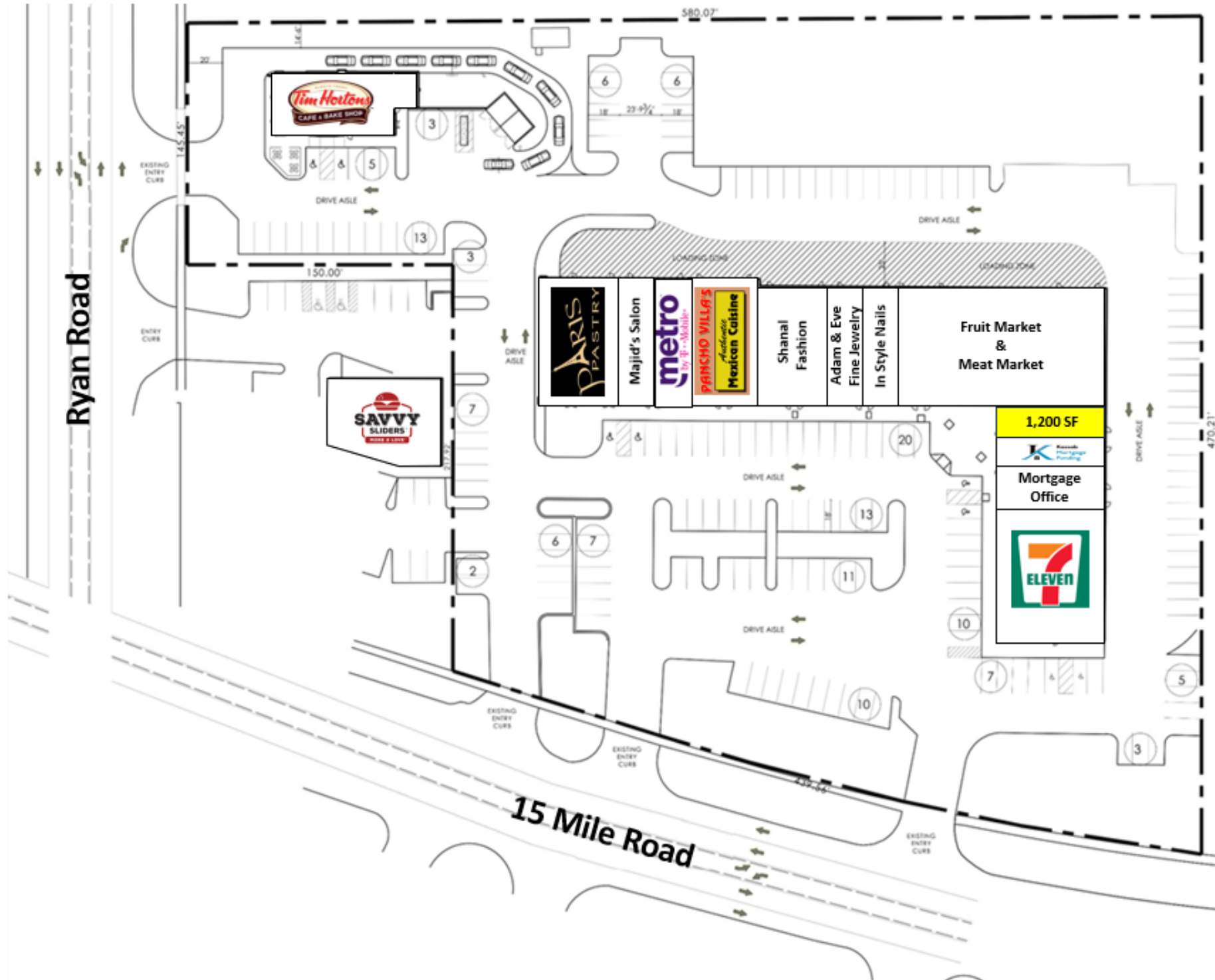
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join 7-11, Tim Hortons and many other neighborhood retailers at Time Square Shopping Center.
- Site provides easy access to both 15 Mile and Ryan Roads.
- The center is surrounded by various national tenants including Lowes, Target and CVS.
- High traffic counts and strong visibility.









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	16,773	95,955	281,522
2024 Population	16,804	93,729	274,682
2029 Population Projection	16,671	92,552	271,223
Annual Growth 2020-2024	0%	-0.6%	-0.6%
Annual Growth 2024-2029	0.30%	0.30%	0.30%
Median Age	40.4	41.8	41.6
Bachelor's Degree or Higher	24%	29%	33%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	12,364	67,552	201,076
Black	1,218	6,677	20,531
American Indian/Alaskan Native	11	68	237
Asian	2,347	13,941	34,406
Hawaiian & Pacific Islander	0	6	61
Two or More Races	863	5,486	18,370
Hispanic Origin	298	2,162	7,593

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	6,126	36,547	112,990
2024 Households	6,152	35,727	110,206
2029 Household Projection	6,105	35,280	108,797
Owner Occupied Households	3,880	24,535	79,256
Renter Occupied Households	2,224	10,746	29,541
Avg Household Income	\$78,430	\$83,860	\$92,118
Median Household Income	\$64,341	\$66,808	\$72,686

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,284	7,446	21,443
\$50,000 - 75,000	1,030	6,357	18,916
\$75,000 - 100,000	1,107	5,499	15,400
\$100,000 - 125,000	568	3,485	11,868
\$125,000 - 150,000	402	2,390	9,069
\$150,000 - 200,000	354	2,549	9,434
\$200,000+	249	1,899	7,576

TIMES SQUARE SHOPPING CENTER

DAYTIME POPULATION

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,188	459	5	45,600	4,582	10	147,485	14,098	10
Trade Transportation & Utilities	254	62	4	13,273	917	14	28,345	2,063	14
Information	42	3	14	1,332	127	10	4,456	310	14
Financial Activities	181	42	4	5,556	431	13	11,413	1,401	8
Professional & Business Services	239	64	4	9,064	628	14	39,800	1,976	20
Education & Health Services	1,039	210	5	7,724	1,498	5	37,543	5,650	7
Leisure & Hospitality	287	34	8	5,967	429	14	15,116	1,085	14
Other Services	142	43	3	2,412	526	5	7,063	1,453	5
Public Administration	4	1	4	272	26	10	3,749	160	23
Goods-Producing Industries	151	38	4	16,875	692	24	29,758	1,572	19
Natural Resources & Mining	6	1	6	97	9	11	122	19	6
Construction	80	26	3	2,224	258	9	5,906	710	8
Manufacturing	65	11	6	14,554	425	34	23,730	843	28
Total	2,339	497	5	62,475	5,274	12	177,243	15,670	11

EXCLUSIVELY LISTED BY:

LANCE NUMAN
ASSOCIATE

lnuman@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.



RETAIL LEASING
*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*